

**Lincoln County Joint Lincoln County and City of Sioux Falls Planning Commission
Meeting Minutes
September 10, 2025**

CALL TO ORDER AND ROLL CALL

The joint meeting of the Lincoln County Planning Commission and the City of Sioux Falls Planning Commission was called to order by Chairperson Jongeling on September 10, 2025, at 6:31 p.m. in the Commissioner's Meeting Room of the Lincoln County Courthouse. The City Planning Commission was chaired by Aaron Norman. County Planning Commission members present were Todd Boots, Marlene Sweeter, Scott Green (via telephone), and Jerry Jongeling. City Planning Commission members present were John Paulson, Bradyn Neises, Dana Fisher, and Aaron Norman. Toby Brown, Caden Lambka, and Joe Meader were present from the County, and Kristen Benidt was present from City Planning.

APPROVAL OF MINUTES

- 1) Joint Planning Commission Meeting of Wednesday, August 13, 2025.

Commissioner Jongeling asked if there were any changes to the meeting minutes from Wednesday, August 13, 2025. No one proposed any changes. A motion was made for the County by Commissioner Boots and seconded by Commissioner Sweeter to approve the meeting minutes from August 13, 2025. A roll call vote was taken. Yeas: Boots, Sweeter, Green, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Neises and seconded by Commissioner Fisher to approve the same minutes. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

APPROVAL OF AGENDA

Commissioner Jongeling asked if there were any changes to the meeting agenda. No changes were proposed. A motion was made for the County by Commissioner Sweeter and seconded by Commissioner Green to approve the meeting agenda. A voice vote was taken. Yeas: Boots, Green, Sweeter, and Jongeling. Nays: None. Motion carried. A motion was made for the City by Commissioner Fisher and seconded by Commissioner Neises to approve the same meeting agenda. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

PUBLIC INPUT ON NON-AGENDA ITEMS

Commissioner Jongeling opened the floor for public input on non-agenda items. Hearing none, he closed the floor to public input on non-agenda items.

PUBLIC HEARINGS

- 1) **Application:** USE-0046-2025: Conditional use permit to exceed 1,200 square feet of total accessory building area (requesting 2,212 square feet) on the property described as Lot 8, Block 3, Elmen Acres, E1/2 SE1/4, Section 17-T100N-R49W.
Applicant: Adam Sundermann
Property Owner: Adam & Kathryn Sundermann
Location: 26972 Elmen Place

Toby Brown introduced the application and presented a brief summary of the staff report. No questions were asked at this time. Adam Sunderman was present to speak and answer questions regarding their application. No questions were asked at this time. Commissioner Jongeling then opened the floor to public comment. Hearing no

comments, Commissioner Jongeling closed the floor to public comment. A motion was made by Commissioner Boots and seconded by Commissioner Sweeter to approve the application with the following conditions:

1. The building location shall adhere to the submitted site plan.
2. The total area of all accessory buildings may not exceed 2,212 square feet.
3. That the building shall be accessory to the continued use of the property as a single-family lot.
4. The building shall not be used for commercial uses at any time.
5. The building shall not be used as a dwelling at any time.
6. That all outdoor lighting shall be shielded or use a hood and lens that cast light downward to minimize the amount of light cast onto adjacent properties.

A roll call vote was taken. Yeas: Boots, Green, Sweeter, and Jongeling. Nays: None. Motion carried.

A motion was made for the City by Commissioner Neises and seconded by Commissioner Fisher to approve the application with the same conditions. A voice vote was taken. Yeas: Paulson, Neises, Fisher, and Norman. Nays: None. Motion carried.

- 2) **Application:** Amendment: Ordinance amending the Joint Zoning Regulations for Lincoln County and the City of Sioux Falls – Boundaries of Joint and Platting Jurisdiction.

Toby Brown introduced the text amendment and presented a brief summary. Toby Brown answered clarifying questions posed by Commissioner Fisher regarding the amended boundaries. Commissioner Jongeling then opened the floor to public comment. Hearing no comments, Commissioner Jongeling closed the floor to public comment. A motion was made by Commissioner Boots and seconded by Commissioner Green to recommend approval of the Text Amendment.

A roll call vote was taken. Yeas: Boots, Sweeter, Green, and Jongeling. Nays: None. Motion carried.

A motion was made for the City by Commissioner Neises and seconded by Commissioner Fisher to approve the same amendment. A voice vote was taken. Yeas: Paulson, Neises, Fisher, and Norman. Nays: None. Motion carried.

CONSIDERATION OF UNFINISHED BUSINESS

No unfinished business was discussed.

CONSIDERATION OF NEW BUSINESS

No new business was discussed.

ADJOURNMENT

A motion was made for the County by Commissioner Boots and seconded by Commissioner Sweeter to adjourn the meeting at 6:50 p.m. A voice vote was taken. Yeas: All. Nays: None. Motion carried. The same motion was made for the City by Commissioner Fisher and seconded by Commissioner Neises. A voice vote was taken. Yeas: All. Nays: None. Motion carried.

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